

# **ENGINEER'S REPORT**

**FOR**

**STREET LIGHTING MAINTENANCE DISTRICT  
(Liberty Station)**

**Fiscal Year 2003-04**

**CITY OF SAN DIEGO  
SAN DIEGO COUNTY, CALIFORNIA**

Prepared by:



**Harris & Associates**

**April 28, 2003**

## TABLE OF CONTENTS

Certificates.....	2
Report .....	3
Part A - Plans and Specifications .....	4
Part B - Estimate of Cost .....	5
Part C - Method of Apportionment of Assessment .....	7
Part D - Assessment Roll.....	13
Part E - Assessment Diagram .....	13
Appendix	
Assessment Roll	

**CITY OF SAN DIEGO  
STREET LIGHTING MAINTENANCE DISTRICT  
(LIBERTY STATION )**

**ENGINEER'S REPORT**

**CERTIFICATES**

The undersigned acting on behalf of Harris & Associates, respectfully submits the enclosed Engineer's Report as directed by City Council pursuant to the provisions of Section 4 of Article XIID of the California Constitution, and provisions of the Landscaping and Lighting Act of 1972, Section 22500 et seq. of the California Streets and Highways Code. The undersigned certifies that she is a Professional Engineer, registered in the State of California.



Dated: April 28, 2003

BY: Joan E. Cox  
R.C.E. No. 41965

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll thereto attached was filed with me on the \_\_\_\_ day of \_\_\_\_\_, 2003.

City Clerk  
City of San Diego  
San Diego County, California

By \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of San Diego, California, on the \_\_\_\_ day of \_\_\_\_\_, 2003.

City Clerk  
City of San Diego  
San Diego County, California

By \_\_\_\_\_

**FISCAL YEAR 2003-04  
ENGINEER'S REPORT PREPARED PURSUANT  
TO THE PROVISIONS OF THE  
LANDSCAPING AND LIGHTING ACT OF 1972  
SECTION 22500 THROUGH 22679  
OF THE CALIFORNIA STREETS AND HIGHWAYS CODE,  
ARTICLE XIID OF THE CALIFORNIA CONSTITUTION, AND  
THE PROPOSITION 218 OMNIBUS IMPLEMENTATION ACT  
(GOVERNMENT CODE SECTION 53750 ET SEQ.)**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIID of the California Constitution, the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of San Diego, State of California, in connection with the proceedings for:

**STREET LIGHTING MAINTENANCE DISTRICT  
(LIBERTY STATION)**

hereinafter referred to as the "Assessment District" or "District", I, Joan E. Cox, P.E., the authorized representative of Harris & Associates, the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" consisting of five (5) parts as follows:

**PART A – PLANS AND SPECIFICATIONS**

Contains a description of the improvements that are to be maintained or serviced by the District.

**PART B – ESTIMATE OF COST**

Identifies the estimated cost of the services or maintenance to be provided by the District, including incidental costs and expenses in connection therewith.

**PART C – METHOD OF APPORTIONMENT**

Describes the basis on which the costs have been apportioned to each parcel of land within the Assessment District, in proportion to the estimated benefits to be received by such lots and parcels.

**PART D – ASSESSMENT ROLL**

Identifies the maximum assessment to be levied on each benefited lot or parcel of land within the Assessment District.

**PART E – ASSESSMENT DIAGRAM**

Contains a Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District.

## **PART A PLANS AND SPECIFICATIONS**

The improvements, which have been constructed or which may be subsequently constructed within and adjacent to the Assessment District and that will be serviced and maintained, are generally described as follows:

### **DESCRIPTION OF IMPROVEMENTS FOR THE CITY OF SAN DIEGO STREET LIGHTING MAINTENANCE DISTRICT (LIBERTY STATION)**

The District is located west of the boat channel in an area bounded by Laning Road, Rosecrans Street and Lytton Street, and east of the boat channel in an area bounded by North Harbor Drive and McCain Road. The improvements to be installed, operated, serviced and maintained include street lighting as described herein.

Improvements include but are not limited to: ornamental poles and fixtures, bulbs, conductors, equipment including guys, anchors, posts and pedestals, metering devices, controllers and appurtenant facilities as required to provide lighting in public rights-of-way and dedicated easements within the boundaries of said Assessment District.

The public lighting system shall be maintained to provide adequate illumination. Electricity for streetlights shall be furnished and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

The District will fund costs in connection with the District operation, maintenance and servicing including, but not limited to, labor, electrical energy, materials, contracting services, administration, and other expenses necessary for the satisfactory operation and maintenance of these improvements.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the public lighting improvements or appurtenant facilities and the cleaning, sandblasting, and painting of light poles and other improvements to remove or cover graffiti.

Operating and servicing means the furnishing of electric energy for the public lighting improvements or appurtenant facilities, the operation of controllers and the administration of all aspects of the maintenance and the District.

The plans and specifications for the improvements, showing the general nature, location and the extent of the improvements, are on file in the office of the City Clerk and are by reference herein made a part of this report.



## PART B ESTIMATE OF COST

The estimated costs for the installation, operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2003-04. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

The 1972 Act requires that a special fund be set-up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year.

Please see Part C of this report for a description of the Benefit Zones.

Table 1 provides the estimated street lighting maintenance budgets with all facilities built and operational, which is used to set the maximum assessment rates. (It is anticipated that this will occur in FY 2004-05.) Table 2 provides the estimated actual street lighting maintenance budgets for FY 2003-04.

**Table 1 – Estimated Maximum Street Lighting Maintenance Budgets**

Benefit Zone	Zone A	Zone B	Zone C	Zone D	Zone E	Zone F	Zone G	Total
Qty of 150 W HPS Lights	59.5	18.5	135	3	3	19	0	238
Qty of 250 W HPS Lights	0	0	0	0	0	0	39	39
Total Lights in District	59.5	18.5	135	3	3	19	39	277
"City Standard" Lights	40	12	103	1	2	11	23	192
<b>Energy Costs</b>								
Energy Costs - All Lights	\$5,058	\$1,573	\$11,475	\$255	\$255	\$1,615	\$6,240	\$26,471
"City Standard" Energy Costs	(\$3,414)	(\$1,034)	(\$8,726)	(\$85)	(\$170)	(\$935)	(\$3,680)	(\$18,044)
<b>Net Energy Costs to District</b>	<b>\$1,644</b>	<b>\$539</b>	<b>\$2,749</b>	<b>\$170</b>	<b>\$85</b>	<b>\$680</b>	<b>\$2,560</b>	<b>\$8,427</b>
<b>Maintenance Costs</b>								
Standard Maintenance Costs	\$2,380	\$740	\$5,400	\$120	\$120	\$760	\$1,560	\$11,080
Pole Replacement Costs	\$1,590	\$495	\$3,607	\$81	\$81	\$508	\$1,042	\$7,404
Graffiti Costs	\$1,785	\$555	\$4,050	\$90	\$90	\$570	\$1,170	\$8,310
<b>Subtotal O&amp;M Costs</b>	<b>\$5,755</b>	<b>\$1,790</b>	<b>\$13,057</b>	<b>\$291</b>	<b>\$291</b>	<b>\$1,838</b>	<b>\$3,772</b>	<b>\$26,794</b>
<b>Subtotal Energy &amp; Maint. Costs</b>	<b>\$7,399</b>	<b>\$2,329</b>	<b>\$15,806</b>	<b>\$461</b>	<b>\$376</b>	<b>\$2,518</b>	<b>\$6,332</b>	<b>\$35,221</b>
13% Overhead Costs	\$962	\$303	\$2,055	\$60	\$49	\$328	\$824	\$4,581
20% Reserve	\$1,480	\$466	\$3,162	\$93	\$76	\$504	\$1,267	\$7,048
District Administration	\$3,152	\$992	\$6,732	\$197	\$161	\$1,073	\$2,697	\$15,004
<b>Total</b>	<b>\$12,993</b>	<b>\$4,090</b>	<b>\$27,755</b>	<b>\$811</b>	<b>\$662</b>	<b>\$4,423</b>	<b>\$11,120</b>	<b>\$61,854</b>

**Table 2 – Estimated FY 2003-04 Street Lighting Maintenance Budgets**

<b>Benefit Zone</b>	<b>Zone A</b>	<b>Zone B</b>	<b>Zone C</b>	<b>Zone D</b>	<b>Zone E</b>	<b>Zone F</b>	<b>Zone G</b>	<b>Total</b>
Qty of 150 W HPS Lights	59.5	18.5	95	1	0	4	0	178
Qty of 250 W HPS Lights	0	0	0	0	0	0	39	39
Total Lights in District	59.5	18.5	95	1	0	4	39	217
"City Standard" Lights	40	12	80	0	0	2	23	157
<b>Energy Costs</b>								
Energy Costs - All Lights	\$5,058	\$1,573	\$8,075	\$85	\$0	\$340	\$6,240	\$21,371
"City Standard" Energy Costs	(\$3,414)	(\$1,034)	(\$6,771)	\$0	\$0	(\$170)	(\$3,680)	(\$15,069)
<b>Net Energy Costs to District</b>	<b>\$1,644</b>	<b>\$539</b>	<b>\$1,304</b>	<b>\$85</b>	<b>\$0</b>	<b>\$170</b>	<b>\$2,560</b>	<b>\$6,302</b>
<b>Maintenance Costs</b>								
Standard Maintenance Costs	\$2,380	\$740	\$3,800	\$40	\$0	\$160	\$1,560	\$8,680
Pole Replacement Costs	\$1,590	\$495	\$2,538	\$27	\$0	\$107	\$1,042	\$5,799
Graffiti Costs	\$1,785	\$555	\$2,850	\$30	\$0	\$120	\$1,170	\$6,510
<b>Subtotal O&amp;M Costs</b>	<b>\$5,755</b>	<b>\$1,790</b>	<b>\$9,188</b>	<b>\$97</b>	<b>\$0</b>	<b>\$387</b>	<b>\$3,772</b>	<b>\$20,989</b>
<b>Subtotal Energy &amp; Maint. Costs</b>	<b>\$7,399</b>	<b>\$2,329</b>	<b>\$10,492</b>	<b>\$182</b>	<b>\$0</b>	<b>\$557</b>	<b>\$6,332</b>	<b>\$27,291</b>
13% Overhead Costs	\$962	\$303	\$1,364	\$24	\$0	\$73	\$824	\$3,550
20% Reserve	\$1,480	\$466	\$2,099	\$37	\$0	\$112	\$1,267	\$5,461
District Administration	\$2,983	\$939	\$4,229	\$74	\$0	\$225	\$2,553	\$11,003
<b>Total</b>	<b>\$12,824</b>	<b>\$4,037</b>	<b>\$18,184</b>	<b>\$317</b>	<b>\$0</b>	<b>\$967</b>	<b>\$10,976</b>	<b>\$47,305</b>

## **PART C**

### **METHOD OF APPORTIONMENT OF ASSESSMENT**

#### **GENERAL**

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include the construction, maintenance and servicing of street lights, traffic signals and landscaping facilities.

Section 22573, Landscaping and Lighting Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements." (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Proposition 218, the "Right to Vote on Taxes Act" which was approved on the November 1996 statewide ballot and added Article XIID to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties which benefit from the improvements be assessed.

#### **REASON FOR THE ASSESSMENT**

The assessment is proposed to be levied to defray the costs of the operation, servicing and maintenance of ornamental street lighting and appurtenant facilities within the public rights-of-way, as previously defined herein in Part A of this Report.

#### **SPECIAL BENEFIT ANALYSIS**

Proper maintenance and operation of the streetlights benefit all properties within the District by providing security, safety, and community character and vitality.

#### **Benefit Zones**

Benefit Zones are used to differentiate between the different types of service parcels receive. All parcels served by a similar kind of light spaced a similar distance apart might be considered to be in the same Benefit Zone.

We have determined that there are seven (7) different levels of benefit within the District, and these are distinguished by different zone designations. These zones are shown on the Assessment Diagram in Part E of this Report.



- Zone A - This Zone is single family residential and has a higher concentration of street lights than the other areas. This Zone is bounded by Rosecrans Street, Laning Road, Cushing Road and Faragut Road, as shown on the Assessment Diagram.
- Zone B - This Zone is primarily multi-family residential and has a higher concentration of street lights than the other areas except for Zone A. This Zone is bounded by Cushing Road, Porter Road, and the Promenade, as shown on the Assessment Diagram.
- Zone C - This Zone is a mixed use area of commercial, educational and museum uses including a golf course. It also includes the park adjacent to Cushing Road and the US Navy Medical Center. This zone is bounded by Rosecrans Street, Lytton Street and the Boat Channel, as shown on the Assessment Diagram.
- Zone D - This Zone is comprised of the hotel, conference center and the USS Recruit on the west side of the Boat Channel, as shown on the Assessment Diagram.
- Zone E - This Zone is comprised of the hotel on the east side of the Boat Channel, North Harbor Drive, a Private Driveway, and Kincaid Street as shown on the Assessment Diagram.
- Zone F - This Zone is a mixed use area on the east side of the Boat Channel. This Zone is bounded by a Private Driveway, North Harbor Drive, McCain Road and the Boat Channel, as shown on the Assessment Diagram.
- Zone G - This Zone is comprised of Zones A, B and C and benefits from the arterial lighting along Rosecrans Street and Lytton Street, along the perimeter of the development. These lights were a condition of development for the Liberty Station development and therefore all properties within this main development area receive benefit from these lights.

### **General Benefit**

City of San Diego's Council Policy 200-18, Street Lighting, specifies the standard level of street lighting that will be provided by the City. This standard level of street lighting is considered the general benefit portion of the street lighting, as this is available to all properties within the City that have street lighting. Higher levels of street lighting, additional to this standard level, and ornamental streetlights are considered special benefits.

Because Liberty Station is installing ornamental streetlights, only the energy costs for the standard level of lighting is being paid for by the City as their general benefit contribution. This City-paid energy cost is shown in Part B of this report.

## **ASSESSMENT APPORTIONMENT AND RATES**

### **Equivalent Dwelling Units**

The single-family residential parcel has been selected as the basic unit for calculation of assessments; therefore, the single-family residential parcel is defined as one Equivalent Dwelling Unit (EDU). A methodology has been developed to relate all other land uses to the single-family residential land use based on trip generation rates. Trip generation rates provide a means to compare the different land uses to each other by virtue of the level of activity that is associated with each land use type.

Trip generation is represented by the Average Daily Trips (ADT) associated with the various land uses within the District. The ADT have been based on the San Diego Transportation Guidelines, provided by the San Diego Association of Governments (SANDAG) and the Institute of Transportation Engineers (ITE) Trip Generation manuals, 6<sup>th</sup> Edition.

The Table 3, below, shows the various land uses within this District and the associated ADT and EDU formulas used in our analysis.

Parking lots are considered to have no trip generation, as they merely support the developments surrounding them. Landscaped areas and open space areas also do not produce any trip generation.

**Table 3 – ADT and EDU Rates by Land Use**

Land Use	ADT Rate	EDU Rate
Single Family Residential	8.00 / DU	1.00 / DU
Multi-Family Residential	6.00 / DU	0.75 / DU
Hotel	10.00 / room	1.25 / room
Chapel/Special Events	9.00 / 1000 bldg sf	1.125 / 1000 bldg sf
Child Care	80.00 / 1000 bldg sf	10.00 / 1000 bldg sf
Commercial - Office or School	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
Commercial - Retail	40.00 / 1000 bldg sf	5.00 / 1000 bldg sf
Commercial - Retail/Entertainment	40.00 / 1000 bldg sf	5.00 / 1000 bldg sf
Conference Center	20.00 / 1000 bldg sf	2.50 / 1000 bldg sf
Education/Museum	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
Fitness Club/Gym	40.00 / 1000 bldg sf	5.00 / 1000 bldg sf
Navy Medical Center	20.00 / 1000 bldg sf	2.50 / 1000 bldg sf
NTC Foundation	21.52 / 1000 bldg sf	2.69 / 1000 bldg sf
Office	20.00 / 1000 bldg sf	2.50 / 1000 bldg sf
School Gym	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
USS Recruit	18.36 / 1000 bldg sf	2.295 / 1000 bldg sf
MWWD/SDSU Laboratories	80.00 / acre	10.00 / acre
Public Safety Training Institute (PSTI)	80.00 / acre	10.00 / acre
Golf Course	8.00 / acre	1.00 / acre
Park	20.00 / acre	2.50 / acre
Parking Lot	0	0
Landscape/Open Space	0	0

Notes: The NTC Foundation properties is assigned ADT based on a weighted average of the ADT's of the various land uses anticipated to be on these properties: Retail, Restaurant, Office, Museum, Education and Performance Space.

The MWWD/SDSU Laboratories use is assigned ADT the same as a science research and development facility.

The Public Safety Training Institute (PSTI) use is assigned ADT the same as a junior college.

The USS Recruit use is assigned ADT the same as Education/Museum.

The School Gym use is assigned ADT the same as Education/Museum.

The Conference Center is assigned ADT the same as single tenant office.

Table 4, below, provides the different land uses within each Zone of Benefit, and provides the associated EDUs calculated for each.

**Table 4 – EDU Calculations**

Zone	LAND USE NTCF = NTC Foundation	Proposed Bldg Sq Ft	Acres	Parcel	Dwelling Units	EDU Rate	Total EDU
A	Single Family Residential				209	1.00	209.00
<b>Total Zone A</b>							<b>209.00</b>
B	Multi Family Res. (140 total units)				140	0.75	105.00
B	Existing Fitness Club/Gym (School Gym)	33,623				2.295	77.16
B	Education	23,901				2.295	54.85
<b>Total Zone B</b>							<b>237.02</b>
C	Education	423,536				2.295	972.02
C	Office	380,000				2.50	950.00
C	Commercial - Retail	283,727				5.00	1,418.64
C	Chapel/Special Events	6,233				1.125	7.01
C	Gym	41,493				5.00	207.47
C	NTC Foundation	320,323				2.69	861.67
C	Commercial - Office or School	29,064				2.295	66.70
C	Commercial - Retail/Entertainment	71,893				5.00	359.47
C	Golf Course		16.55			1.00	16.55
C	Navy Medical Center	83,820				2.50	209.55
C	Park - Child Care	19,650				10.00	196.50
C	Park		43.74			2.50	109.34
<b>Total Zone C</b>							<b>5,374.90</b>
<b>Total Zone G (Zone A + Zone B + Zone C)</b>							<b>5,820.92</b>
D	Conference Center	33,000				2.50	82.50
D	Hotel - 350 Rooms				350.0	1.25	437.50
D	USS Recruit		0.71			2.295	1.63
<b>Total Zone D</b>							<b>521.63</b>
E	Hotel - 650 Rooms				650.0	1.25	812.50
<b>Total Zone E</b>							<b>812.50</b>
F	MWWD/SDSU Laboratories		6.58			10.00	65.83
F	PSTI		20.61			10.00	206.09
<b>Total Zone F</b>							<b>271.91</b>

Based on the above, Table 5, below, provides the assessment apportionment for the different Zones of Benefit within Liberty Station NTC and shows the maximum annual assessment rates for each Zone.

**Table 5 – Maximum Assessment Rates**

Zone	Total EDU	Total Est. Cost	Total \$/EDU	Zone F \$/EDU	Total Maximum \$/EDU*
A	209.00	\$12,993	\$62.17	\$1.92	<b>\$64.09</b>
B	237.02	\$4,090	\$17.26	\$1.92	<b>\$19.18</b>
C	5,374.90	\$27,755	\$5.17	\$1.92	<b>\$7.09</b>
D	521.63	\$811	\$1.56		<b>\$1.56</b>
E	812.50	\$662	\$0.82		<b>\$0.82</b>
F	271.91	\$4,423	\$16.27		<b>\$16.27</b>
G	5,820.92	\$11,120	\$1.92		

\* The maximum annual maintenance assessment rates will be increased each year by the annual change in the Consumer Price Index (CPI), during the preceding year ending in March, for All Urban Consumers, for the San Diego County area.

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase.

The actual annual assessment rates for each Zone will be calculated each year based on the estimated costs of operating and maintaining the street lighting facilities in the following fiscal year and the amount of ADT attributed to the actual use of the properties in each Zone. (Only developed properties would be assessed because vacant property generates no ADT.)

If, in the years in which development is occurring, the maximum assessment rates do not generate enough revenue to fund the Benefit Zone improvements, then assessment amounts will be calculated on the remaining undeveloped properties in the Zone based on the remaining revenue needed and the projected future land uses of the undeveloped properties.

Tables 6 shows the calculation of FY 2003-04 assessment rates to be assessed to developed and undeveloped properties within the different zones. Table 7 provides a summary of the FY 2003-04 assessment rates.

**Table 6 – FY 2003-04 Assessment Rate Calculations**

Zone	Total Developed EDU	Total Est. Cost	Total FY 03-04 Developed \$/EDU	Total Amount Generated	Total Add'l Amount Needed	Total Undeveloped EDU	Total FY 03-04 Undeveloped \$/EDU
A	58.00	\$12,824	\$62.17	\$3,605.86	\$9,218.14	151.00	\$61.05
B	40.50	\$4,037	\$17.26	\$699.03	\$3,337.97	196.52	\$16.99
C	625.29	\$18,184	\$5.17	\$3,232.75	\$14,951.25	4,749.61	\$3.15
D	0.00	\$317	\$0.00	\$0.00	\$317.00	521.63	\$0.61
E	0.00	\$0	\$0.00	\$0.00	\$0.00	812.50	\$0.00
F	65.83	\$967	\$14.69	\$967.00	\$0.00	206.09	\$0.00
G	723.79	\$10,976	\$1.92	\$1,389.68	\$9,586.32	5,097.13	\$1.89

**Table 7 – Summary of FY 2003-04 Assessment Rates**

Zone	Total Developed EDU	Total Developed \$/EDU	Zone F Developed \$/EDU	Total FY 03-04 Developed \$/EDU
A	58.00	\$62.17	\$1.92	<b>\$64.09</b>
B	40.50	\$17.26	\$1.92	<b>\$19.18</b>
C	625.29	\$5.17	\$1.92	<b>\$7.09</b>
D	0.00	\$0.00		<b>\$0.00</b>
E	0.00	\$0.00		<b>\$0.00</b>
F	65.83	\$14.69		<b>\$14.69</b>
G	723.79	\$1.92		
Zone	Total Undeveloped EDU	Total Undeveloped \$/EDU	Zone F Undeveloped \$/EDU	Total FY 03-04 Undeveloped \$/EDU
A	151.00	\$61.05	\$1.89	<b>\$62.94</b>
B	196.52	\$16.99	\$1.89	<b>\$18.88</b>
C	4,749.61	\$3.15	\$1.89	<b>\$5.04</b>
D	521.63	\$0.61		<b>\$0.61</b>
E	812.50	\$0.00		<b>\$0.00</b>
F	206.09	\$0.00		<b>\$0.00</b>
G	5,097.13	\$1.89		

## **PART D ASSESSMENT ROLL**

The Assessment Roll is a listing of the proposed assessment for Fiscal Year 2003-04 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of San Diego. The Assessment Roll is provided in the Appendix and is incorporated herein.

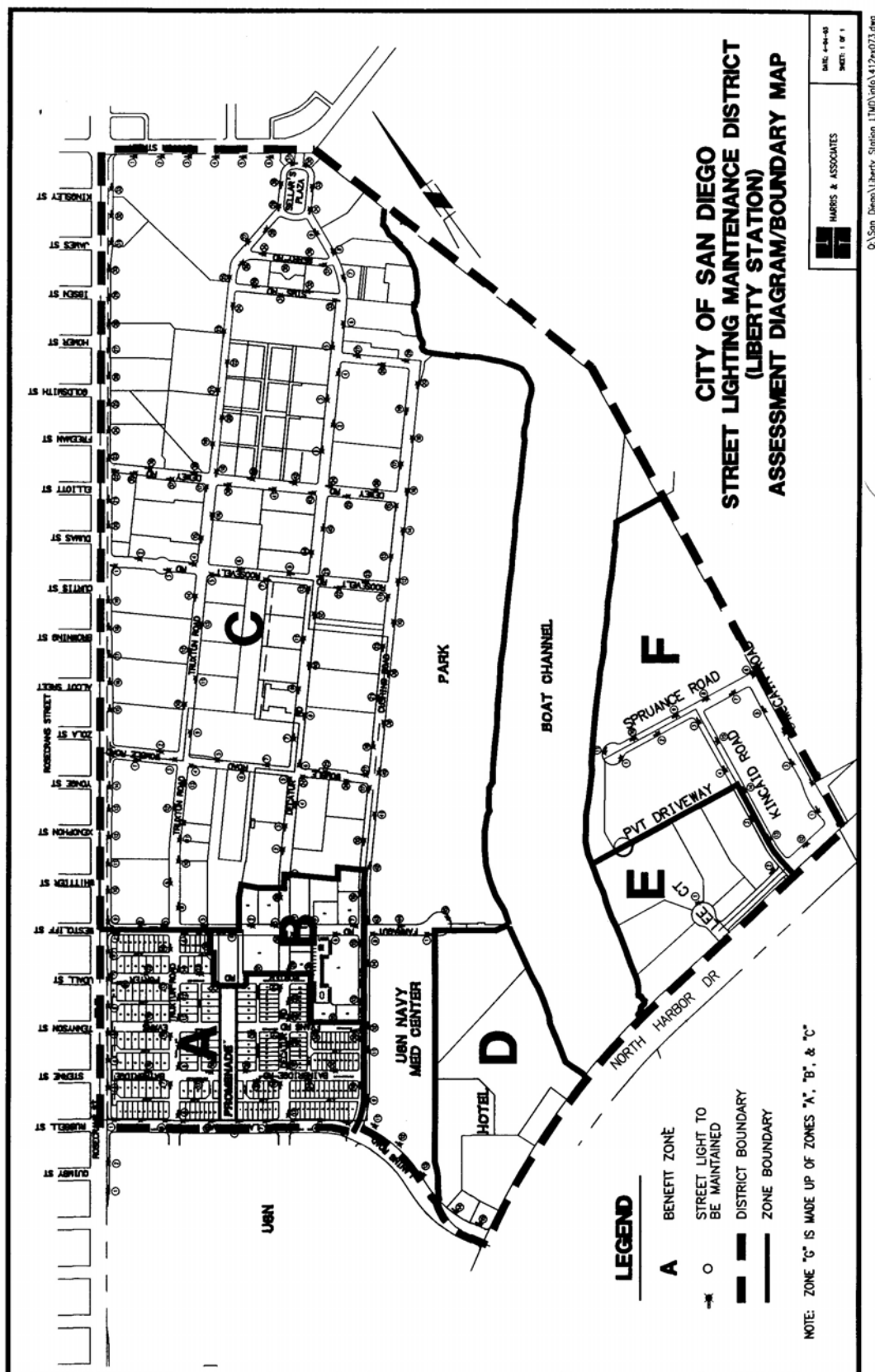
The description of each lot or parcel is part of the records of the Assessor of the County of San Diego and these records are, by reference, made part of this Report.

## **PART E ASSESSMENT DIAGRAM**

An Assessment Diagram for the Assessment District is provided on the following page.

The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of San Diego, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.





## **APPENDIX Assessment Roll**

Due to the size of the Assessment Roll (Exhibit C), only limited copies are available. Please contact the City of San Diego, Park & Recreation Department, Open Space Division, Maintenance Assessment Districts Program at (619) 685-1350 to review the Assessment Roll.